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METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

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METRO HISTORIC ZONING COMMISSION (MHZC) AGENDA

October 20, 2008

Metro South East Office Complex
1417 Murfreesboro Road
Nashville, TN 37217

2:00 p.m.

I. PUBLIC HEARING:

- a. Designation of the Whitland Avenue Neighborhood Conservation Overlay
Council District: 24

II. NEW BUSINESS:

- a. 803 Fatherland Street
Application: Historic Determination for a proposed Historic Bed & Breakfast
District: Edgefield Historic Preservation District
Council District: 6

III. OTHER BUSINESS:

- a. Administrative and legislative report

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STAFF RECOMMENDATION

Designation of the Whitland Avenue Neighborhood Conservation Overlay District

APPLICANT: Councilman Jason Holleman, District 24

APPLICATION: To make a recommendation to the Metro Council and the Metro Planning Commission that the proposed Whitland Avenue Neighborhood Conservation District meets the criteria of Metro Code 17.36.120 (a historically significant geographical area)- **(SEE STAFF COMMENTS)**

and

To adopt design guidelines for the proposed district

APPLICABLE STANDARDS:

- Zoning Regulations for Nashville & Davidson County
- MHZC Rules of Order and Procedure.

APPLICATION HISTORY:

In 2005 former Councilman John Summers proposed a Neighborhood Conservation District for the Whitland neighborhood, which was approved by MHZC and the Planning Commission, but indefinitely deferred on second reading at Metro Council. That proposed district encompassed the most area within the neighborhood's boundaries.

Early this year Councilman Jason Holleman met with MHZC staff to discuss designating a smaller district, which includes only properties fronting on Whitland Avenue. He asked staff to revise the formally adopted design guidelines to reflect the smaller boundaries.

In August Councilman Holleman filed a bill to designate Whitland Avenue as a Neighborhood Conservation overlay with the boundaries shown in the attached map.

HISTORY AND SIGNIFICANCE:

The area known today as the Whitland neighborhood is an example of one of Nashville's early twentieth-century suburbs. It was largely developed from 1910 to 1945, and consists of houses built in the myriad styles favored by the urban upper middle class across Nashville and throughout the United States during the early 20th century. Tudor Revival, Craftsman, Bungalow, Colonial Revival, and eclectic styles are all represented.

The area was given to Francis Hodge as a land grant in 1793 for his services in the Revolutionary War. He sold the land to Capt. Joseph Erwin in 1797. Captain Erwin built a house, which he named Peach Blossom, and developed the land into a working cotton plantation. The land remained with the family until 1837, when it was sold to Charles Bosley. Descendants of the Bosley family Peach Blossom was demolished in 1967 to make way for the present townhouse development. A springhouse remains in the area that dates to the agricultural days of the

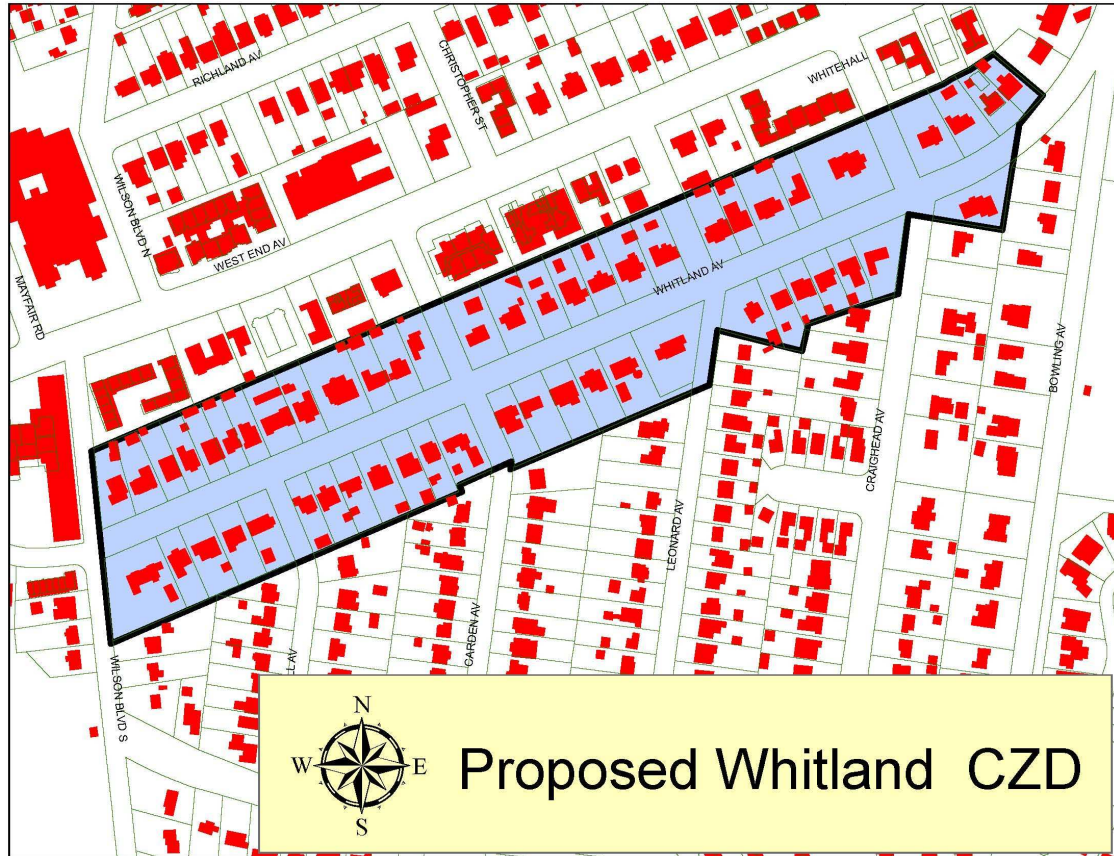
plantation. The land was handed down through the family until it was sold to the Whitland Realty Company in 1910.

Previously owned by The Whitland Area Neighborhood essentially began its existence under the watchful eye of two developers working in the area, Whitland Realty Company and Bransford Realty Company. The Whitland Realty Company was chartered in 1910, and later that year purchased 100 acres of land from the trust of Gertrude Whitworth. The portion of the land that was to become the Whitland neighborhood was subdivided in October of that year. The following year a portion of the subdivision was sold to the Bransford Realty Company, who began selling lots and promoting the area.

One of the first homes to be built in the area stands at 3700 Whitland Avenue. Built around 1913 by John B. Daniel, a distinguished Nashville attorney, the large domed home was built of the finest cut stone and is modeled in part on Thomas Jefferson's Monticello and in part on the famed Chiswick House in London.

The oldest home in the Whitland area, built in 1879 and moved from its former site on Edgehill Avenue in 1911 is located at 211 Bowling Avenue. Formerly known as "Edgehill", this two-story brick residence originally stood on the southeast corner of the Hillsboro Road and Edgehill Avenue, but when Peabody College bought the property and prepared to move the Peabody Normal College from South Nashville to Hillsboro Road, the owners moved this residence and rebuilt it here.

MHZC Staff Recommendation for the Whitland Avenue NCOD
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Boundaries of Whitland Avenue Neighborhood Conservation Overlay District as Proposed

COMMENTS:

1. The MHZC must base its recommendation to the Metro Planning Commission and the Metro Council on the following criteria:

- **Is the proposed district historically significant based upon the standards in the ordinance?**

Yes. The area known today as Whitland is an example of one of Nashville's early twentieth-century suburbs, which was largely developed from 1910 to 1945, and consists of homes in a range of architectural styles including the Tudor Revival, Craftsman and Colonial Revival.

The proposed boundaries for the Whitland Avenue NCOD include 56 properties. 54 of those properties are deemed contributing, (containing historic structure, which were built prior to 1946, without significant alterations). The remaining 2 parcels are deemed non-contributing, (containing non-historic structures, which were built after 1945, ca. 1978 and 1993). The percentage of structures within the district that are contributing is 96 percent.

2. The MHZC must base its adoption of design guidelines on the following criteria:

- **Are the proposed District's Design Guidelines in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties?**

Yes. The proposed design guidelines are based upon the Secretary of the Interior's Standards and are similar to other Neighborhood Conservation Overlay Design Guidelines, formerly adopted by the MHZC. Specifically, the proposed Whitland Avenue design guidelines were patterned after those of the Belmont-Hillsboro Neighborhood Conservation Overlay District.

The MHZC is charged with making a recommendation to Metro Planning Commission and Metro Council concerning the appropriateness of the designation and with approving design guidelines for the proposed Neighborhood Conservation Overlay District in accordance with the Zoning Regulations of Nashville and Davidson County (Chapter 17-36 and 17-40).

ADDITIONAL INFORMATION:

The ordinance is to be heard by the Metro Planning Commission on Thursday, October 23rd, 2008.

The ordinance is to be heard by Metro Council at a public hearing (2nd reading) on Thursday, November 6, 2008.